



GREEN HOMES AUSTRALIA STANDARD INCLUSIONS.

Building better homes. It's the GHA way.

**LEARN
MORE NOW**



With Green Homes Australia (GHA), the only certified Green builder in Australia at your service, you can look forward to a smooth, enjoyable experience as your new home takes shape... comfortable in the knowledge there is industry-leading expertise focussed solely on ensuring unparalleled efficiency and sustainability.

GREEN HOMES AUSTRALIA STANDARD INCLUSIONS.

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ABOVE & BEYOND STANDARD INCLUSIONS.

It's all a part of our service to ensure you are getting the very best.

GHA's 'standard inclusions' is above and beyond what any other builder can offer you in your home.

You can have the trust and knowledge that you'll own an Internationally Accredited Energy Efficient home, ISO 50001 but every surface, every fitting, every appliance is a premium inclusion we offer as standard. It's all a part of our service to ensure you are getting the very best.

When we say fix priced contracts, we mean it. We don't go in with the lowest price and then upsell you after you sign the contract.

Build your Green Home with us and the final cost will be exactly what it says on the contract with all our wonderful standard inclusions.

INCLUSIONS

Standard with GHA designs

- Solar Passive Design
- Optimal thermal mass performance
- High performance glazing and windows
- Timber Frame Thermally Broken
- Slab to frame sealing for air tightness
- Upgraded insulation package as standard
- Water saving tapware from Reece
- LED Lighting
- Solar Hot Water System or equivalent
- Reece 7-year warranty on back of wall infrastructure
- Premium SMEG kitchen appliances
- Clipsal at home energy efficient electrical fittings
- Exclusive bathroom choices available from Reece including their latest trends: Hotel and Organic Day Spa
- ISO 50001 Energy Efficient Home Certificate



OUR ENERGY EFFICIENCY GUARANTEE.

Knowledge & trust form the foundation of everything we do for you.

Not only do you enjoy an abundance of standard and energy efficient inclusions but Green Homes Australia is the only builder in Australia to have received certification from the International Standards Organisation for design and construction of energy efficient homes.

For you, you can have peace of mind knowing that your builder has undergone the most rigorous construction review process to prove and guarantee your home's energy efficiency goes well and truly beyond standard levels.



WHAT ONLY WE DO.
Only GHA as a result of ISO Green certification is required to facilitate these additional inspections on build quality:

WHAT EVERYONE HAS TO DO.

Every builder is required by law to facilitate mandatory independent inspections on the following for each project:

<i>Footing & slab</i>	✓	✓
<i>Plumbing</i>	✓	✓
<i>Frame</i>	✓	✓
<i>Waterproofing</i>	✓	✓
<i>Practical completion</i>	✓	✓
<i>Design</i>	✓	✗
<i>Site & earth works</i>	✓	✗
<i>Floor</i>	✓	✗
<i>Leakage & insulation</i>	✓	✗
<i>Painting</i>	✓	✗
<i>Plumbing, electrical & glazing install</i>	✓	✗
<i>Water storage</i>	✓	✗
<i>Appliances & fixtures</i>	✓	✗
<i>Weather seals</i>	✓	✗

KITCHEN & BATHROOM.

Everything you need including the kitchen sink.

The kitchen is a popular gathering spot within the home. It's where memories are made and family time is spent so we want to make your kitchen as special as possible. Our kitchen spaces have been individually designed to create the perfect kitchen for you.

KITCHEN CABINETRY

Kitchen layout is design specific

- Square edge melamine laminated finish to doors drawer fronts and end panels
- Soft closers to cupboard doors and drawers
- 20 mm stone benchtops
- Designer handles
- Cutlery drawer
- Reece Quality double bowl inset sink
- Reece Sink mixer
- Beaumont Tiles splash back as per design

KITCHEN APPLIANCES

Other Smeg appliances available on request.

- Smeg 600 mm Stainless Steel Thermoseal Electric Oven
- Smeg 600 mm Stainless Steel Classic Gas Four Burner Cooktop or Smeg 600 mm Black Ceramic Electric Four Burner Electric Cooktop
- Smeg 600 mm Stainless Steel front-recirculating retractable rangehood

LAUNDRY

See also Bathroom inclusions

- Stainless steel freestanding laundry tub with white steel cabinet and chrome mixer tap

Luxurious bathrooms that incorporate the latest in trends are what we offer at GHA. We want to create tranquility and relaxation and GHA Bathrooms by REECE have been designed to create a wonderful space for all GHA homeowners to enjoy.

BATHROOM

Vanity Units

- Vanity sizes are design specific
- Wall mounted vanity units with Heron Vanity basin and benchtop
- Soft closers to cupboard doors and drawers

Mirrors

- Edged mirrors to suit width of vanity units

Bath Tub

- Reece Acrylic Bath in white (design to fit)

Shower Screens

- Reece frame shower screens with pivot doors and clear glass

Tapware

- Reece tapware in chrome.
- Reece Drift mixer taps in chrome to sink, vanity units (and laundry tub)

Accessories

- Reece Rail Shower
- Reece Directional Shower
- Reece Straight Toilet Roll Holder in chrome to all toilets
- Reece Drift towel rail to showers

Toilet Suites

- Reece Heron Coupled toilet suites with soft close seat

HOME FINISHING.

We make sure your home is finished to the highest quality standard.

FINISHINGS

External Taps

- 2 per house

Hot Water System

- Apricus Solar Hot Water or equivalent with gas or electric boost

Gas Plumbing

- Internal gas plumbing to hot water system and gas cooktop

Water tank and pump

- Rainwater harvesting system on applicable designs

Services Connections

- Single phase or three phase underground power connection to standard setback
- Single water connection to standard setback
- Storm water connection to standard setback
- Sewer connection within property boundary

Door Bell

- Electronic wireless plugin door bell

Internal Painting

- Full premium Haymes Paint Eco Paint System internal and external
- Walls ceilings cornices and skirtings with single colour choice of each

External Painting

- Painted external doors, eaves, verandah posts, PVC downpipes with single colour choice of each

Waterproofing

- Wet areas waterproofed to Australian Standards

Floor Coverings

- Floor tiles to living areas selected from Beaumont Tiles range
- Carpet to remainder of home

Tiling

- Ceramic floor and wall tiles to wet areas selected from Beaumont Tiles range
- Wall tiling 2100 mm high in showers
- Wall tiling 1200 mm above bath
- Skirt tiling to remainder of walls in bathroom, ensuite, separate toilet and laundry
- Tiled splash back over vanity under mirror subject to design
- Tiled splash back behind laundry tub subject to design

Robes and Cupboards

- Bedroom robes with one melamine top shelf and hanging rail
- Linen cupboard with melamine shelves
- Broom cupboards with top shelf only (where applicable)
- Coats cupboards with top shelf and hanging rail (where applicable)

Electrical

- Clipsal LED light fixtures throughout home
- Lighting design (confirmed with customer)
- Clipsal Sealed external wall power points
- Electrical plan to be confirmed with clients
- Hardwired smoke detector as per Australian Standards
- Exhaust fan to bathroom, laundry and toilets as required
- 1 x Free to Air TV Point
- 1 x Phone Point

Cleaning

- House clean and site tidy on completion

“
We have every area and every detail covered with the best finishes on offer.
”



FROM THE TEAM AT GHA ALBURY-WODONGA

Constructed as a “charity house project” by the team at GHA Albury-Wodonga, this remarkable dwelling was sold before auction, raising over \$65,000 for a local cancer centre.

The team from GHA Albury-Wodonga and their volunteers did a wonderful job with this spacious 4 bedroom home. Featuring fantastic solar access in three large living areas, this home blends a contemporary modern aesthetic with clever efficient design and construction. Harnessing the warmth of the sun in winter, and providing ample shade and cool breezes in summer; this home helps keep bills down, year round.

INTRODUCING ONE OF OUR FAVOURITE GHA HOMES.

*A contemporary modern aesthetic with clever efficient design,
Albury-Wodonga*



STRUCTURAL ASSETS.

Everything you need including the kitchen sink.

A GHA Home is structurally built to the highest standard. This is also guaranteed through our ISO 50001 Energy Efficiency Design and Construction Program. During the design and construction of your home, there are a series of Inspection Test Plans conducted to ensure key efficiency practices are being incorporated into the home. You can be confident that there is a process in place to ensure all efficiency and structural principles are applied.

FOUNDATIONS

Preliminaries

- Detailed plan drafting
- Soil classification testing
- Certified foundation and slab engineering
- Contour Survey and report
- BASIX assessments and certificates or state equivalent
- Council complying development application and fees
- Home owners warranty insurance

Site Preparation

- Earthworks including levelling of building platform up to 600 mm cross fall
- Site drainage to comply with BCA

Concrete Slab

- Engineer designed concrete slab to suit 'M' Class soil conditions to house, garage, porch and alfresco areas

Termite Treatment

- Termite barrier to perimeter of house and slab penetrations to Australian Standard AS3660.1

External cladding

- PGH Brick, Weathertex or other lightweight cladding as per design

Frames & Trusses

- Engineered timber frame and roof trusses H2 Treated
- 90 mm internal and external walls

EXTERNAL

Roofing

- Colorbond corrugated roof sheets or Monier roof tiles as per plan
- Colorbond fascia and quad guttering
- 90 mm round PVC downpipes

Windows

- Aluminum frame windows and glass sliding doors specified to your design
- Low E glazing, energy efficient glazing
- Lane security keyed windows and door locks
- Fibre mesh screens to all opening windows and sliding doors

Ceiling Height & Eaves

- Subject to individual design

Eaves

- Subject to individual design

Garage

- B&D or equivalent sectional overhead doors including electric motor and 2x remote control handsets

Insulation

- R6.0 to ceiling where possible
- R2.5 to external walls where possible
- R1.5 to all internal walls

External Doors

- Selected from Hume Builders Range
- External doors keyed alike

INTERNAL

Internal Doors

- Selected from Hume Builders Range
- Lane privacy sets to bathroom, ensuite and separate toilet as per plan

Door Furniture

- Quality Lane door handles in chrome to external and internal doors
- Lane privacy sets to bathroom, ensuite and separate toilet as per plan

Internal Lining

- 10 mm CSR plasterboard to walls and ceilings
- Water resistant CSR plasterboard to vanity areas, behind toilets in separate WCs and behind sinks
- Painted skirting, cornices and architraves as per design

Robes

- White melamine shelving and hanging rail

OPTIONAL

Upgrades

- Tesla Powerwall 2
- Double Glazed Windows
- uPVC Window Frames
- Clipsal home automation systems
- Air conditioning and heating systems
- Ceiling fans

HOW YOU'RE PROTECTED.

You only sign industry standard contracts with GHA.

Many builders in Australia will insist on using contracts which they have written themselves under their own brand and you'll often find small-print clauses, which are very one sided in the builder's favour and could put you at significant risk.

One of the many things that make GHA different from our competitors is that we do business using only the official industry association forms, which means you're fully protected in an agreement that's endorsed by the country's regulatory organisations.

MBA CONTRACT

(Master Builders of Australia)



HIA CONTRACT

(Housing Industry Association)



HONEST ADVICE.

*Informed, no-nonsense
advice and transparency.*

Informed, no-nonsense advice and transparency has formed the backbone of our business since the day we opened. We want you to be fully informed and have peace of mind you're working with a builder that wants to deliver you the very best home with complete honesty and transparency.

We have detailed exclusions from the GHA Standard Inclusions list.

ASSESSMENT

Inclusions vs. exclusions

After assessing your block and working through your designs and discover that the below items are required for your new home then we will clearly detail them and include them in your contract price.

SAFETY

Workplace Health & Safety

- Sediment control fencing is included
- Trade waste receptacle is included
- Temporary site safety fencing is included
- External heavy duty scaffolding systems as required
- This specification V.5.2 is effective as at 1 January, 2017

EXCLUSIONS

Applies to all GHA designs

- Rock excavation
- Driveways
- Under slab piercing exceeding 35 lineal metres
- Snow loading allowance
- Supply and installation of pillar box and water meters (if required)
- Retaining walls
- Dropped edge beams
- Fencing, gates, and all external landscaping work
- Painting of verandah rafters and intermittent purlins
- Diagonal laying of tiles
- Window furnishings
- Temperature control pads and recess boxes for hot water system
- No allowance has been made for Bushfire Attack Level (BAL) requirements
- Urban designs include complying development fees only
- Connection of services exceeding standard setback



GOT IT, SO WHAT'S NEXT?

There are just six steps before you can take the keys.

As soon as you've made the smart choice to go ahead with your Green home with GHA, you can look forward to a better quality build, with bigger benefits for your family at no extra cost than a standard design... you do not pay more for energy efficiency and sustainability.

You're also guaranteed a simple, reliable, clearly defined timeframe for your build.

1. PLANNING & DESIGN



We work closely with you to plan the design of your new home the way you want it. When you're entirely happy with the plan and the price, the first deposit is made and we get cracking.

2. FOUNDATIONS LAID



Your next payment is not due until the the home's foundations are laid. This could be a bearer and joist flooring system, or in most cases, a professionally formed concrete slab.

3. FRAME COMPLETION



Now your new Green home is really taking shape, as wall frames and roof trusses lift it from the ground. Your next progress payment is not due until this stage is 100% finished.

4. CLOSE & LOCK-UP



Your construction project now becomes a building, with roof and all external cladding in place. At this point a progress payment is made and you meet the builder on site to inspect our work.

5. FIXINGS IN PLACE



The final fixings are in and the building becomes a home... insulation, plasterboard and linings all in place. Second to last progress payment, you're nearly there.

6. PRACTICAL COMPLETION & HANDOVER



Final inspection approval has been given and you're all good to go. You make a final payment, take the keys and move in at your leisure... becoming another very happy GHA home owner.

GENERAL CONDITIONS.

*We don't try and hide anything,
here is our not-so-small-print.*

All pricing is subject to final working drawings, engineer's specifications and statutory approvals. Any item which is not specifically included in the specifications list within the contract is deemed to be excluded. Green Homes Australia (GHA) Head Office or Green Homes Australia franchisees and representatives reserves the right to alter designs and specifications without notice.

PLEASE NOTE

Applies to all GHA builds

- All specifications and plans are subject to state authority assessment.
- This specification is subject to conditions set out in the council private certifier approved development application and construction certificate.
- Photographs may depict fixtures, finishes and features not supplied by GHA.
- Items may be displayed in our homes that are not included in our standard specification. GHA does not warrant the accuracy of all details in this standard specification and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) suffered or incurred by you because of or in connection with your use of these standard inclusions.
- GHA standard specification is subject to change without notice and we reserve the right to use alternative suppliers.
- While every effort is made to supply the most accurate and up-to-date product information available, photography and illustrations may include options not available on all designs.
- While accurate at time of printing, details may change without notice, errors and omissions excepted. Refer to final plan and contracts for precise specifications.
- Due to local and state statutory requirements, variations may be made to the specification on a regional basis
- Air conditioning design and size is at the builders discretion and subject to air conditioning contractors specifications.
- Intentional home buyers should ensure that they understand the inclusions by obtaining confirmation from a GHA consultant and refer to their individual quote.
- Please check with your local GHA builder for their specific inclusions and specifications list as they may vary due to availability of product and services within their local territory.
- Green Homes Australia reserves the right to improve, delete, alter and revise specifications without prior notice.



*Get started today
with GHA, call us on
1300 724 661*



**THE STEP-BY-STEP GUIDE
TO BUILDING A GREEN HOME**

*Download our free e-book
from our website*

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Get started today. Call 1300 724 661 or visit www.greenhomesaustralia.com.au